



56 High Street
Swaffham Prior, Cambridgeshire

DAVID
BURR



Swaffham Prior is a quaint East Cambridgeshire Village of approx. 300 dwellings and is dominated by its twin churches believed to date back to at least the 12th Century. The village lies approximately 5 miles to the west of the historic racing town of Newmarket and approximately 10 miles east of the University City of Cambridge. The main trunk roads A14 & A11 are both minutes away and Rail links can be found in nearby Dullingham and Cambridge. Additionally, the village is in favourable catchment areas for primary schools and the highly regarded Bottisham Village College.

An incredibly charming Grade II Listed two-bedroom cottage idyllically positioned in Swaffham Prior boasting a direct view across to the stunning St Mary's Church. The property boasts charming and well-presented accommodation throughout including a sitting room, inner hall, bathroom, an extended kitchen/dining room and two bedrooms. Externally enjoying quaint and well-sized front and rear gardens with a detached Studio ideal for home-working.

A quaint and stylish cottage idyllically positioned in Swaffham Prior.

SITTING ROOM With a door and window to front aspect, wood flooring and an inset woodburning stove.

INNER HALL Wood flooring and understairs storage.

BATHROOM Extensively tiled with a shower cubicle, bath, vanity sink unit and WC.

KITCHEN / DINING ROOM Stylishly fitted with units and drawers with worktops over and an inset sink. Integrated appliances include a double oven, hob and extractor fan with space and plumbing for further freestanding appliances. Tiled floor, partially tiled walls and a window and French doors leading out to the rear garden terrace.

First Floor

LANDING With stairs rising from the ground floor.

BEDROOM 1 A large room with a window to front aspect looking across to the stunning St Mary's Church.

BEDROOM 2 Window to rear aspect, loft access and fitted storage.

Outside

The front garden is enclosed by a low-level brick wall and a picket fence with an established selection of plants and shrubs and a paved pathway leading to the front door. The rear garden is incredibly quaint with various seating areas and a wonderful selection of mature shrubs, plants and trees. The slate paved pathway leads to the bottom section of the garden with a seating area, water feature and **DETACHED STUDIO** that has electricity.

SERVICES Mains water, drainage, and electricity. Electric heating. Note, none of these have been tested by the agent.

56 High Street, Swaffham Prior, Cambridgeshire CB25 0LD

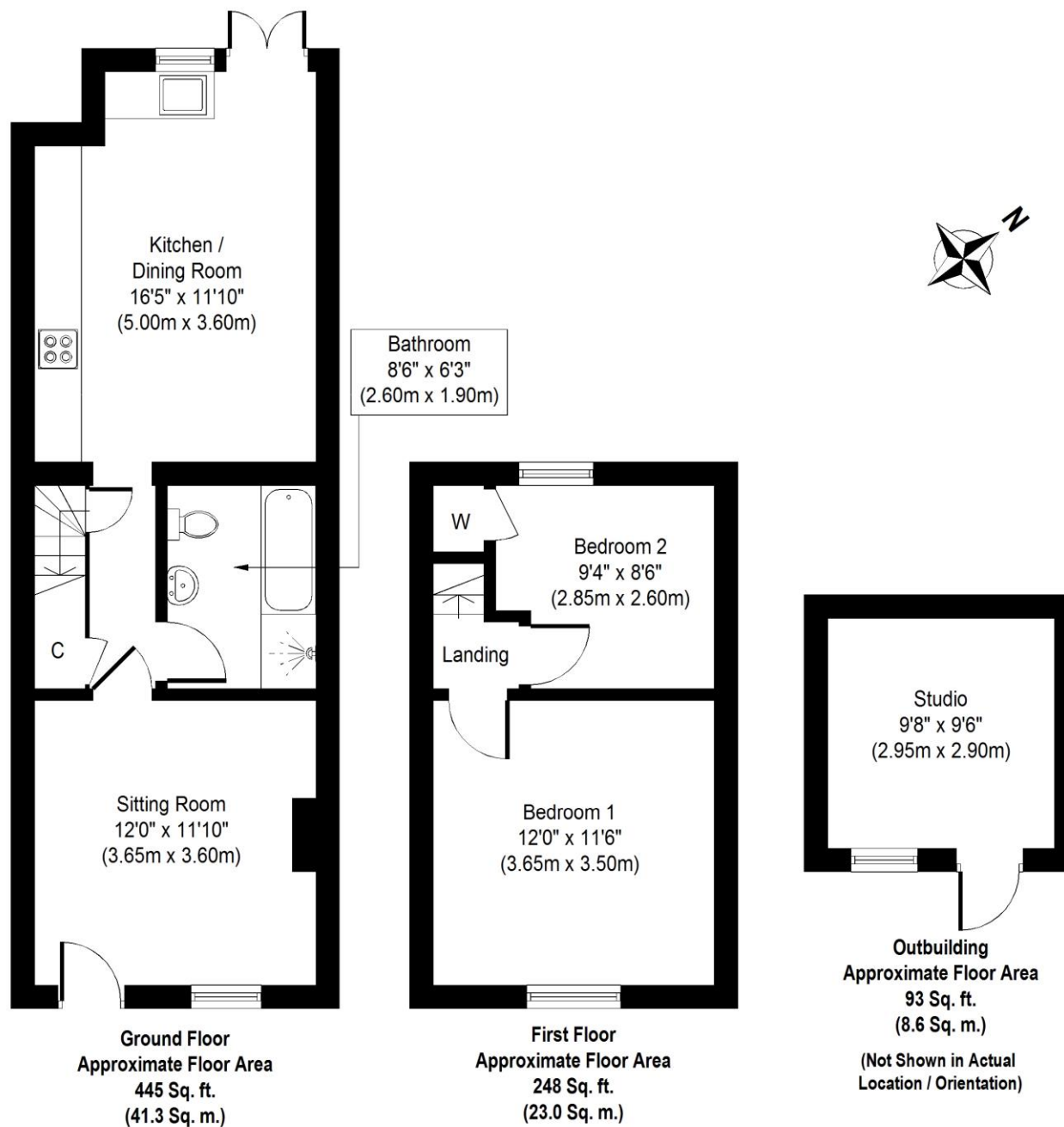
LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND C.

TENURE Freehold.

VIEWING by prior appointment only through David Burr estate agents.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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